

145.0

0004

0009.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
855,800 / 855,800
855,800 / 855,800
855,800 / 855,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
285		HIGHLAND AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BROWN MICHAEL	
Owner 2: BADSHAH MUMTAZ	
Owner 3:	
Street 1: 285 HIGHLAND AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FOXLIN ERIC M & SUSAN C -	
Owner 2: -	
Street 1: 285 HIGHLAND AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1978, having primarily Vinyl Exterior and 1979 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Stree

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:						
Flood Haz:						
D						
s						
t						

Land Section	(First 7 lines only)
Use Code	Description

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4895	Sq. Ft.	Site			0	80.	1.16	9									453,481						453,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4895.000	402,300		453,500	855,800		95060
							GIS Ref
							GIS Ref
							Insp Date
							12/01/17

PREVIOUS ASSESSMENT		Parcel ID		145.0-0004-0009.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	402,300	0	4,895.	453,500	855,800
2021	101	FV	402,300	0	4,895.	453,500	855,800
2020	101	FV	402,200	0	4,895.	453,500	855,700
2019	101	FV	316,800	0	4,895.	425,100	741,900
2018	101	FV	316,800	0	4,895.	351,400	668,200
2017	101	FV	316,800	0	4,895.	323,100	639,900
2016	101	FV	316,800	0	4,895.	294,800	611,600
2015	101	FV	284,800	0	4,895.	289,100	573,900

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
FOXLIN ERIC M &	49690-489		6/28/2007		575,000
ASQUITH RICHARD	27801-104		10/24/1997		229,000

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
3/9/2021	274	Wood Dec	REPL PORCH BEAMS
8/3/2004	686	Porch	ADD DOOR-RELOCATE
8/3/2001	537	Alterati	REROOF
10/5/1998	705	Manual	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 9	- Contemporary			Full Bath: 2	Rating: Good																				
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 1	- Concrete			A 3QBth:	Rating:																				
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																				
Prime Wall: 4	- Vinyl			A HBth:	Rating:																				
Sec Wall:				OthrFix:	Rating:																				
Roof Struct: 1	- Gable			OTHER FEATURES																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1															
Color: TAN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																
View / Desir:				Frl:	Rating:			Other																	
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper																	
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																	
Year Blt: 1978	Eff Yr Blt:			Location:				Lvl 1																	
Alt LUC:	Alt %:			Total Units:				Lower																	
Jurisdict:	Fact: .			Floor:				Totals	RMs: 6	BRs: 3	Baths: 2	HB: 1													
Const Mod:				% Own:				REMODELING				RES BREAKDOWN													
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL													
INTERIOR INFORMATION				Phys Cond: GD	- Good			Interior:	1	6	3	M													
Avg Ht/FL: STD				Functional:				Additions:																	
Prim Int Wal 1	- Drywall			Economic:				Kitchen:																	
Sec Int Wall:				Special:				Baths:																	
Partition: T	- Typical			Override:				Plumbing:																	
Prim Floors: 3	- Hardwood			Total:	15 %			Electric:																	
Sec Floors:				CALC SUMMARY				Heating:																	
Bsmnt Flr: 4	- Carpet			Basic \$ / SQ: 125.00				General:																	
Subfloor:				Size Adj: 1.29814816				COMPARABLE SALES				SUB AREA													
Bsmnt Gar: 1				Const Adj: 1.00999999				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type				
Electric: 3	- Typical			Adj \$ / SQ: 163.891								FFL	First Floor	1,080	163.890	177,003	HST	100	UNF	50					
Insulation: 2	- Typical			Other Features: 103695								LLV	Lower Level	1,048	106.940	112,072	LLV	100	FLA	60					
Int vs Ext: S				Grade Factor: 1.00								HST	Half Story	540	131.110	70,801									
Heat Fuel: 2	- Gas			NBHD Inf: 1.00000000								WDK	Deck	299	9.440	2,822									
Heat Type: 3	- Forced H/W			NBHD Mod:								CNP	Canopy	91	60.600	5,515									
# Heat Sys: 1				LUC Factor: 1.00								OPF	Open Porch	32	44.440	1,422									
% Heated: 100				Adj Total: 473329												Net Sketched Area: 3,090				Total: 369,635					
Solar HW: NO	Central Vac: NO			Depreciation: 70999												Size Ad	1620	Gross Area	3630	FinArea	1979				
% Com Wal	% Sprinkled			Depreciated Total: 402329																					
MOBILE HOME				Make:				Serial #:				Year:	Color:			IMAGE				AssessPro Patriot Properties, Inc					
SPEC FEATURES/YARD ITEMS																PARCEL ID 145.0-0004-0009.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:																								
	Total Special Features:																								
	Total:																								